

**ARCHITECTURAL REVIEW BOARD
MINUTES
AUGUST 15, 2006**

Members Present: Brown, Castell, Greene, Groppa, Lawrence, Macdonald

Staff Present: Keating

1. ARB 30-2006
Rainbow Shoppe,
836 Boston Post Road, CBD Zone
Property of Mary Manouselis
Proposal to modify doors, windows, signage and façade.

Attorney: Amy S. Zabetakis, Esq. of Rucci Burnham Carta Carello & Reilly, LLP, Rainbow Shoppe: Kathleen Olson and Kathleen Jaeckel

Plans submitted propose a new window on the parking lot side of the building to match the smaller window on the front façade. The existing entrance doors and surround are to be replaced with French doors with divided lights without a transom and without wall sconces. The Board pointed out that the architect's drawings were inaccurate and did not reflect the Rainbow Shoppe's proposed changes as verbally described. Particularly, the sill height on the proposed new window will match the sill height on the front windows, not the higher height as indicated on the submitted drawings. Paint colors will match those existing. Requests regarding signage and awnings will be made in a subsequent application to the ARB. The Board approved the application as described.

2. ARB 31-2006
1014-1020 Boston Post Road, CBD Zone
Property of Baywater Post Road Associates II, LLC and Darconn Associates, LLC
Proposal to demolish the existing structures, construct a new mixed use commercial/residential building totaling approximately 30,000 sq. feet and create a public plaza and outdoor dining space.

Owner: David Genovese, Architect: Mark Finlay, Attorney: Amy Garvin

The parking area at the rear of the building was presented indicating a goal of tying together the currently confusing and unconnected lots with a clear plan for traffic flow, incorporating the future possibility of access directly to Corbin Drive. Preliminary agreements have been reached with 36 Old Kings Highway South, the DCA Thrift Shop and First County Bank. There will be

132 spaces total (132 without the DCA.) The parking lot lighting will be in keeping with standard town plan.

ARB Minutes

Meeting of August 15, 2006

Page Two

The building will be faced in "Old Virginia" brick- full range #14 colonial blend (which can be viewed on a home at 88 Half Mile Road), set in a Flemish bond with English corners and buff colored mortar. The roof will be "Da Vinci" simulated slate in a European grey color. The trim will be painted buff. Walkways will be brick. Light posts as per the town plan will be installed on the Post Road and continue into the rear landscaped areas.

Zelcova trees will be planted in the parking lot, honey locusts in the parks, and evergreens to screen the vest pocket park from the gas station. The pros and cons of saving the existing pin oaks on the Post Road and the possibility of removing the telephone poles and moving electrical underground were all discussed.

Hanging signs projecting from the building walls are contemplated, for which a ZBA variance would likely be required, and the Board indicated a willingness to recommend approval, particularly with the precedent at Grove Street.

The Board indicated their support for the project, however asked that the owner and architect consider a simplified and less formal design for the façade. Particularly the "Monticello" railing and other fancy details of the cupola, the heavy dentil molding at the eaves and the Palladian window were mentioned. The architect agreed to provide alternate designs for distribution to the board prior to the next scheduled meeting for the Board's consideration and comments.

3. Approval of Minutes
July 18, 2006

The minutes of the ARB meeting of July 18, 2006 were approved as submitted.

Respectfully submitted,

Timothy Macdonald